

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Hudson County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$55,876,989**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
				PJs in State:	27		
Program Progress:							
% of Funds Committed	85.63 %	91.13 %	24	92.82 %	12	13	
% of Funds Disbursed	82.96 %	81.36 %	17	82.38 %	44	41	
Leveraging Ratio for Rental Activities	3.32	4.44	18	4.55	35	41	
% of Completed Rental Disbursements to All Rental Commitments***	94.27 %	85.57 %	13	80.69 %	70	47	
% of Completed CHDO Disbursements to All CHDO Reservations***	66.18 %	65.31 %	14	67.01 %	46	40	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.22 %	82.85 %	19	79.23 %	47	42	
% of 0-30% AMI Renters to All Renters***	33.49 %	44.34 %	20	44.47 %	25	31	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.35 %	95.80 %	14	93.93 %	58	49	
Overall Ranking:			In State:	14 / 27	Nationally:	49	48
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,290	\$26,611		\$24,984	1,033 Units	79.50	%
Homebuyer Unit	\$27,984	\$16,432		\$14,192	83 Units	6.40	%
Homeowner-Rehab Unit	\$17,958	\$14,952		\$20,036	183 Units	14.10	%
TBRA Unit	\$0	\$7,702		\$3,164	0 Units	0.00	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Hudson County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$89,894	\$87,231	\$20,209
State:*	\$96,508	\$90,538	\$16,962
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	27.9	19.3	66.1	0.0
Black/African American:	8.4	6.0	3.3	0.0
Asian:	0.5	0.0	0.0	0.0
American Indian/Alaska Native:	0.1	1.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	1.3	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	1.7	0.0	0.5	0.0

ETHNICITY:

Hispanic	60.2	73.5	30.1	0.0
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HOUSEHOLD SIZE:

1 Person:	43.7	27.7	38.8	0.0
2 Persons:	30.3	20.5	26.2	0.0
3 Persons:	15.8	24.1	14.8	0.0
4 Persons:	7.5	18.1	10.9	0.0
5 Persons:	2.6	7.2	7.7	0.0
6 Persons:	0.2	2.4	1.6	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	18.9	32.5	12.0	0.0
Elderly:	42.6	3.6	44.3	0.0
Related/Single Parent:	25.6	22.9	12.6	0.0
Related/Two Parent:	10.7	31.3	22.4	0.0
Other:	2.3	9.6	8.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.1	1.2 [#]
HOME TBRA:	0.1	
Other:	5.8	
No Assistance:	70.0	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Hudson County Consortium

State: NJ

Group Rank: 49
(Percentile)

State Rank: 14 / 27 PJs

Overall Rank: 48
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	94.27	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	66.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.22	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	98.35	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.32	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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